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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 041652

6-7/127664/

*[Signature]*

06 AUG 2021

DEED OF GIFT

THIS DEED OF GIFT is made on this the 6<sup>th</sup> day of August Two Thousand Twenty One (2021) BETWEEN



**SRI SUBRATA CHATTERJEE alias CHATTOPADHYAY**, having PAN: AFCPC0120J, Aadhaar No.7955 6883 0583, Mobile - 9830031756, son of Late Bhabendra Narayan Chatterjee, by faith - Hindu, by Nationality - Indian, by occupation - Retired Person from Govt. Service, residing at 80, Dr. Dodar Rahaman Road, Post Office - Lake Gardens, Police Station - Charu Market, Kolkata - 700093, District: South 24-Parganas, West Bengal, India, hereinafter called and referred to as the "**DONOR**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART**.

**A N D**

**SMT. SANTA GOSWAMI**, having PAN: AKWPG6075D, Aadhaar No.7661 7925 3710, Mobile - 8017406716, wife of Tarun Kumar Goswami, daughter of Late Bhabendra Narayan Chatterjee, by faith - Hindu, by Nationality - Indian, by occupation - Doctor, residing at 18, School Road, Post Office - Purba Putiary, Police Station - Regent Park, Kolkata - 700093, District: South 24-Parganas, West Bengal, India, hereinafter referred to as the "**DONEE**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and assigns) of the **OTHER PART**.

**W H E R E A S** by a Deed of Sale written in Bengali Language, duly registered in the office of the Sub-Registrar at Alipore and recorded in Book No.1, being Deed No.7327 for the year 1952, one Sri Ramoni Mohan Das son of Kunja Behari Das of 81, Mina Para Road, P.S. Tollygunge, Calcutta - 700040 purchased ALL THAT piece and parcel of demarcated land measuring 10 decimals out of which land measuring 5 decimals in C.S. & R.S. Dag No.194 and 5 decimals land in C.S. Dag No.193, R.S. Dag No.193/1122 under C.S. & R.S. Khatian No.20, lying and situated at Mouza Purba Putiary, J.L. No.43, R.S. No.275, Pargana Magura, District Collectorate's Touzi No.3313 (Old No.18) previously Police Station Tollygunge, thereafter Jadavpur, at present Police Station - Regent Park, Sub-Registry Office



Alipore, now within the limits of the Kolkata Municipal Corporation, Ward No.114, District: 24-Parganas since South 24-Parganas from the then Owners Aynal Mondal and others for a valuable Consideration mentioned therein.

**AND WHEREAS** while thus enjoying the said land, the said Sri Ramoni Mohan Das sold, transferred, conveyed, assigned and assured the said land measuring 10 decimals more or less together with all easement rights and appurtenance thereto unto and in favour of Sri Subrata Chatterjee alias Chattopadhyay, the Donor herein by virtue of a Deed of Sale written in Bengali Language duly registered in the office of the Sub-Registrar Alipore on 21/07/1964 and recorded in Book No.I, Volume No.100, Pages 258 to 263, Being No.5899, for the year 1964, for a valuable Consideration mentioned therein.

**AND WHEREAS** in the present L.R. Settlement Record the said land measuring 10 decimals was dully recorded in the name of said Ramoni Mohan Das in L.R. Dag No.193/1122 in respect of land measuring 5 decimals and L.R. Dag No.194 in respect of land measuring 5 decimals both under L.R. Khatian No.556 of the said Mouza Purba Putiary.

**AND WHEREAS** the said Sri Subrata Chatterjee alias Chattopadhyay, the Donor herein, after such aforesaid purchase got his name recorded and mutated in the office of the Kolkata Municipal Corporation in respect of the said land which has since been known and numbered as the Municipal Premises No.10, Nutan Para, Kolkata - 700093, under Ward No.114 and thus enjoying the same by constructing a one storied building in the year 1964 measuring about 1200 square feet in the said premises and paid the usual rents and taxes thereto.

**AND WHEREAS** the Donor herein now lawfully seized and possessed of the said land with building, more fully described in the Schedule hereunder written having unfettered right, title and interest thereto free from all encumbrances, liens, lispens and attachments whatsoever by let out some portion of the said building to the six numbers of tenant and also received the rents issues and profits of the said Premises from the existing tenants.



**AND WHEREAS** the Donor and Donee are closely related to each other as brother and sister born of the same parents. The Donee is the sister of the Donor.

**AND WHEREAS** the Donor out of natural love and affection is desirous of making a free and unconditional gift of the said land measuring 10 decimals more or less together with one storied building standing thereon together with all easement rights and appurtenance thereto, more fully described in the Schedule hereunder written unto and in favour of the Donee herein absolutely forever and free from all encumbrances.

**AND WHEREAS** the value of the property hereby transferred as a gift is assessed for stamp duty at Rs.20,00,000/- (Rupees Twenty Lakh) only.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said desire and in Consideration of natural love and affection the Donor doth hereby grant, transfer, convey, bestow, assure and assign by way of gift unto the Donee **ALL THAT** piece and parcel of Bastu land measuring 10 decimals equivalent to 6 (six) Cottahs more or less together with one storied building standing thereon fully occupied by tenants, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the "Said Property" **OR HOWSOEVER OTHERWISE** said property now is or are or heretofore was or were situated butted, bounded, called, known, numbered described or distinguished **TOGETHER WITH** all paths, passages, ways, sewers, drains, ditches, hedges, water, water-courses and all other former and ancient rights, liberties, benefits, privileges, advantages, easements, appurtenances whatsoever to the said property belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong to be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof **A N D** all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Donor into or upon the said property and every part thereof **A N D** all the deeds, pattahs, muniments, writings, evidences of title which



exclusively relates to the said property or every part thereof which now are or hereafter may be in the custody, power, control or possession of the Donor or any person or persons from whom the Donor may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said property so to be unto and to the use of the said Donee absolutely forever free from all encumbrances.

**AND THE DONOR DOTH HEREBY COVENANT WITH THE DONEE**  
as follows:-

That Notwithstanding any act, thing, deed, matters whatsoever made done executed or knowingly suffered to the contrary the Donor now has good right, full power, absolute authority and indefeasible title to grant, transfer and convey the said property hereby gifted or expressed or intended so to be unto and to the use of the Donee in manner aforesaid.

**A N D** the Donee shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said property or every part thereof and pay the rents and taxes to the Appropriate Authorities upon getting her name mutated in the office the B.L. & L.R.O. concerned as well as Kolkata Municipal Corporation and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from or under or in trust for the Donor or any of his predecessors-in-title and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged, saved, harmless and keep the Donee indemnified from, against all charges, encumbrances made or suffered by the Donor or any of his predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid.

**F U R T H E R** the Donor and all persons having lawfully or equitably claiming any estate or interest upon the said property or any part thereof from under or in trust for the Donor shall and will from time to time or at all times hereafter at the costs and request of the Donee do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further



better and more perfectly assuring and conveying the said property to the Donee as shall or may be reasonably required.

The Donor also declare that at present the Donor is physically and mentally sound and the Donor gifted the Schedule mentioned property to the Donee and the said property has not been previously leased, mortgaged, sold, gifted nor in any way transferred and there is no charge, liens, lispendens or any attachments whatsoever. There is no Case, Suit or Proceeding pending against the said land before any Court of Law. The Donor gifted the said land while having Khas possession and delivered possession of the said land to the Donee.

IF any error or omission is transpired in this Deed in future the Donor shall at the costs and request of the Donee execute and register any Supplementary Deed or Deed of Rectification/ Declaration in favour of the Donee.

#### **THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece or parcel of Bastu land measuring 10 (ten) decimals equivalent to 6 (six) Cottahs more or less out of which land measuring 5 decimals in R.S. & L.R. Dag No.194 and 5 decimals land in R.S. & L.R. Dag No.193/1122 under R.S. Khatian No.20, L.R. Khatian No.556 together with old dilapidated one storied building measuring about 1200 square feet standing thereon fully occupied by six numbers of tenants, lying and situated at Mouza Purba Putiary, J.L. No.43, R.S. No.275, Pargana Magura, District Collectorate's Touzi No.3313 (Old No.18) Police Station - Regent Park, A.D.S.R. Office Alipore, within the limits of the Kolkata Municipal Corporation, Ward No.114, being Municipal Premises No.10, Nutan Para, Kolkata - 700093, vide Assessee No.31-114-16-0010-6, District: South 24-Parganas together with all easement rights through, over and under the adjacent Road of the said Plot of land and the said land is delineated in the Map or Plan annexed hereto and depicted by **RED** border lines, being butted and bounded as follows:-



On the North : Moni Paul House and Jhantu Sarkar House.  
 On the South : Shyama Prasad Pally Colony.  
 On the East : Shyama Prasad Pally Colony, Corporation Park.  
 On the West : 12' feet wide K.M.C. Road.

**IN WITNESSES WHEREOF** the Donor has hereunto set and subscribed his hand this the day, month and year first above written.

**IN THE PRESENCE OF:-**

1. Tarun Kumar Goswami  
 18 School Road.  
 Post Purba puttery  
 Kolkata-700093

Subrata Chatterjee

Signature of the Donor

2. DEBABRATA CHATTERJEE  
 Debabrata Chatterji  
 79, Dr. Deodhar Rahaman  
 Road, Kolkata-700033

This Gift is heartily  
 accepted by us:

Santa Goswami  
 Signature of the Donee

Drafted by me:-

Sanjit Kr. Saha  
 WB 930/83

Advocate

Alipore Police Court, Kolkata - 27.

Computer Print by me:-

Ranjit Bose  
 Alipore Police Court, Kolkata - 27.

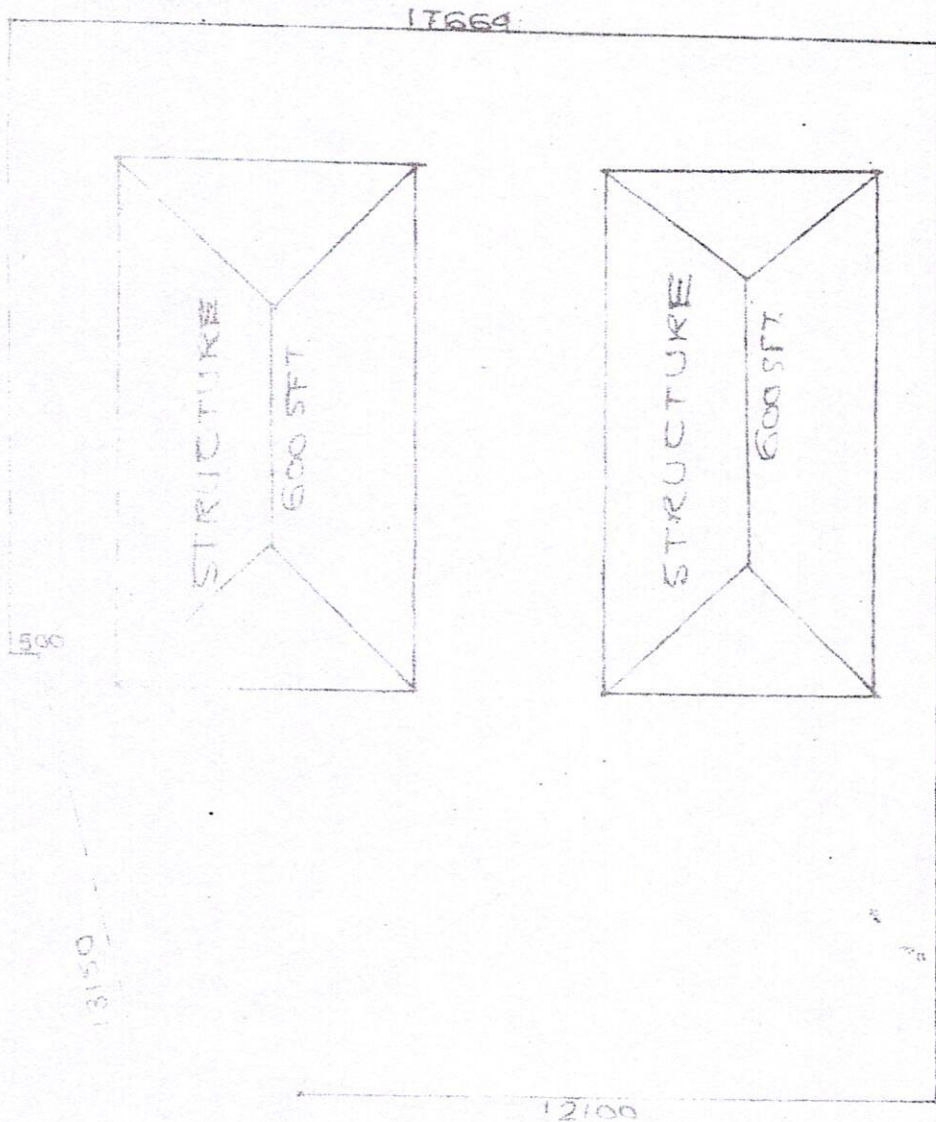


PLAN OF LAND AND STRUCTURE, AT  
 PREMISES NO-10, NUTAN PARA, KOLKATA-700093,  
 IN THE REGENT PARK UNDER K.M.C. WARD NO-114,  
 ASSESSMENT NO 31-1147-16-0010 6, DIST 24PG5(S)

AREA OF LAND: 6K 0 CH 0 SFT (M/A) SHOWN IN RED BORDER

TOTAL STRUCTURE: 1200 SQ. FT. (M/A)

SHYAMA PRASAD PALLY PARK



N

SHYAMA PRASAD PALLY COLONY

365M WD K.M.C.RD.

Subrata Banerjee

DRAWN

Santa Goswami  
 DONEE

B. BANERJEE  
 CIVIL DRAFTSMAN SURVEYOR  
 Alipur Police Court  
 Reg. No.-0741/09

TRACED BY



|       |            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|-------|------------|-------|------------------------|---------------|-------------|--------------|
| PHOTO | left hand  |       |                        |               |             |              |
|       | right hand |       |                        |               |             |              |

Name .....

Signature .....



|           |            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|-----------|------------|-------|------------------------|---------------|-------------|--------------|
| left hand |            |       |                        |               |             |              |
|           | right hand |       |                        |               |             |              |

Name Subrata Ghattayee

Signature [Signature]



|           |            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|-----------|------------|-------|------------------------|---------------|-------------|--------------|
| left hand |            |       |                        |               |             |              |
|           | right hand |       |                        |               |             |              |

Name Santa Gaswami

Signature Santa Gaswami

|       |            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|-------|------------|-------|------------------------|---------------|-------------|--------------|
| PHOTO | left hand  |       |                        |               |             |              |
|       | right hand |       |                        |               |             |              |

Name .....

Signature .....



